170.B	0001	0204.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	506,900	/	506,900
USE VALUE:	506,900	/	506,900
ASSESSED:	506,900	/	506,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		PARK AVE, ARLINGTON

OWNERSHIP

Unit #: 204

Owner 1:	DOWNEY IAN C/TRUSTEE
Owner 2:	IAN C DOWNEY FAMILY TRUST
Owner 3:	
Street 1:	88 PARK AVE UNIT 204
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DOWNEY IAN C -
Owner 2:	-
Street 1:	88 PARK AVE UNIT 204
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1984, having primarily Brick Exterior and 1040 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	506,900			506,900
Total Card	0.000	506,900			506,900
Total Parcel	0.000	506,900			506,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 487.40 | /Parcel: 487.40

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 143687
GIS Ref:
GIS Ref:
Insp Date: 05/22/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 170.B-0001-0204.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	506,900	0	.		506,900		Year end	12/23/2021
2021	102	FV	499,800	0	.		499,800		Year End Roll	12/10/2020
2020	102	FV	485,500	0	.		485,500	485,500	Year End Roll	12/18/2019
2019	102	FV	478,500	0	.		478,500	478,500	Year End Roll	1/3/2019
2018	102	FV	395,300	0	.		395,300	395,300	Year End Roll	12/20/2017
2017	102	FV	343,900	0	.		343,900	343,900	Year End Roll	1/3/2017
2016	102	FV	343,900	0	.		343,900	343,900	Year End	1/4/2016
2015	102	FV	321,400	0	.		321,400	321,400	Year End Roll	12/11/2014

!13198!

PRINT

Date	Time
12/30/21	16:24:01

LAST REV

Date	Time
05/22/18	14:46:02
danam	

USER DEFINED

Prior Id # 1:	143687
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13198

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOWNEY IAN C,	69535-322		6/30/2017	Convenience	99	No	No		
DOWNEY PATRICIA	68778-482		1/19/2017	Convenience	1	No	No		
DOWNEY RICHARD	68778-478		1/19/2017	Estate/Div		No	No		
TOBER LINDA,	60858-186		12/31/2012		329,000	No	No		
SAWYER M. ELISA	45562-67		7/7/2005		410,000	No	No		
DILLON SARA E	26991-601		1/15/1997		163,900	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/22/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6044																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1984	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	F - Front
Total Units:	
Floor:	1 - 1st Floor
% Own:	2.039999962
Name:	29 - 6044

DEPRECIATION

Phys Cond:	GD - Good	16. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		16.8 %

CALC SUMMARY

Basic $ / SQ:	325.00
Size Adj.:	1.07692313
Const Adj.:	1.04989493
Adj $ / SQ:	367.463
Other Features:	35864
Grade Factor:	1.10
NBHD Inf:	1.32500005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	609273
Depreciation:	102358
Depreciated Total:	506915

COMMENTS

641-3294,Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	1	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	0
Totals			
1	4	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	535.58
Special Features:	0	Val/Su Net:	487.40
Final Total:	506900	Val/Su SzAd	487.40

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,040	367.460	382,162

Net Sketched Area:	1,040		Total:	382,162	
Size Ad	1040	Gross Area	1040	FinArea	1040

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

170.B-0001-0204.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: